125.A	0003	0007.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	560,200 / 560,200
					USE VALUE:	560,200 / 560,200
					ASSESSED:	560,200 / 560,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	DIONISIO ALEX V
Owner 2:	
Owner 3:	
Street 1:	7 BARTLETT AVE UNIT 7-2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ORELLANA MONICA S -
Owner 2:	-
Street 1:	7 BARTLETT AVE UNIT 7-2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1475 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	560,200			560,200
Total Card	0.000	560,200			560,200
Total Parcel	0.000	560,200			560,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.80 /Parcel: 379.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

272160

GIS Ref

GIS Ref

Insp Date

09/13/18

PREVIOUS ASSESSMENT

Parcel ID: 125.A-0003-0007.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	560,200	0	.		560,200		Year end	12/23/2021
2021	102	FV	543,500	0	.		543,500		Year End Roll	12/10/2020
2020	102	FV	535,100	0	.		535,100	535,100	Year End Roll	12/18/2019
2019	102	FV	480,000	0	.		480,000	480,000	Year End Roll	1/3/2019
2018	102	FV	446,100	0	.		446,100	446,100	Year End Roll	12/20/2017
2017	102	FV	375,800	0	.		375,800	375,800	Year End Roll	1/3/2017
2016	102	FV	375,800	0	.		375,800	375,800	Year End	1/4/2016
2015	102	FV	346,800	0	.		346,800	346,800	Year End Roll	12/11/2014

!15265!

PRINT

Date	Time
12/30/21	20:27:48

LAST REV

Date	Time
09/13/18	14:17:39
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15265

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORELLANA MONICA	69939-99		9/15/2017		507,000	No	No		
MOUSTAKAS NICHO	62325-163		7/26/2013		405,000	No	No		
BOONSTRA KAREN	51507-64		7/30/2008		341,112	No	No		
MCGRATH FRANCIS	46978-112		2/16/2007		341,000	No	No		
MC GRATH FRANCI	45693-252		7/26/2005	Family		No	No		M DEED

USER DEFINED

Prior Id # 1:	80441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
3/22/2018	SQ Returned	MM	Mary M
7/28/2017	Meas/Inspect	DGM	D Mann
3/30/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7765													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	32.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	406.785
Other Features:	61018
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627974
Depreciation:	67821
Depreciated Total:	560153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	386.45
Special Features:	0	Val/Su Net:	379.80
Final Total:	560200	Val/Su SzAd	379.80

SKETCH

UnSketched SubAreas:
GLA: 1475,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,475	406.780	600,007

Net Sketched Area:	1,475		Total:	600,007	
Size Ad	1475	Gross Area	1475	FinArea	1475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.A-0003-0007.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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